

CITY OF CALGARY  
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MAY 10 2022  
ITEM: 8.2.1 P2022-0340  
*Distribution*  
CITY CLERK'S OFFICE

p1

**KEYSTONE HILLS  
MDP/ASP AMENDMENT  
ITEM 8.2.1**

**b&a**

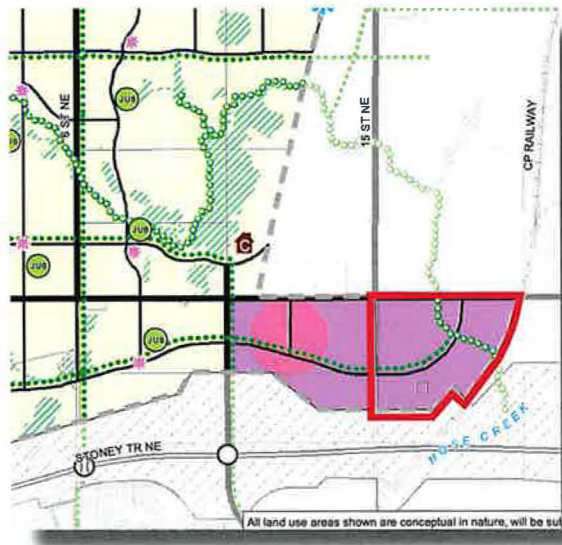
 **pacific**  
PLANNING & CONSULTANTS LTD.

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Development Group

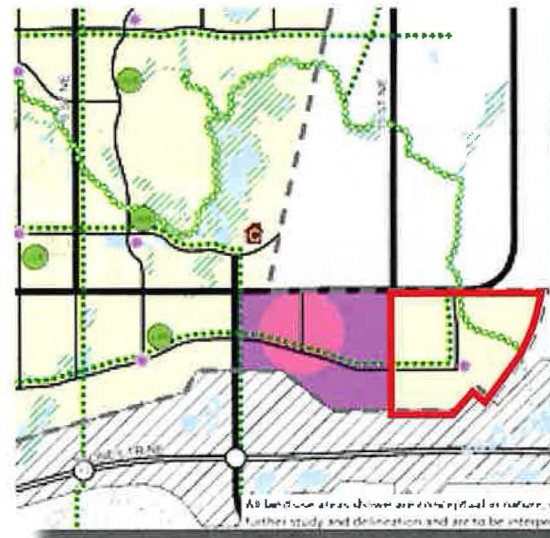
# KEYSTONE HILLS

## MDP & ASP AMENDMENT

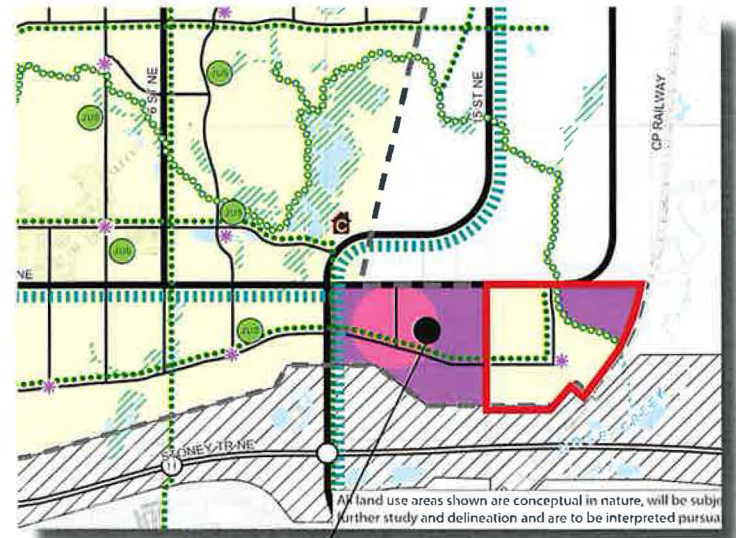
**EXISTING ASP**



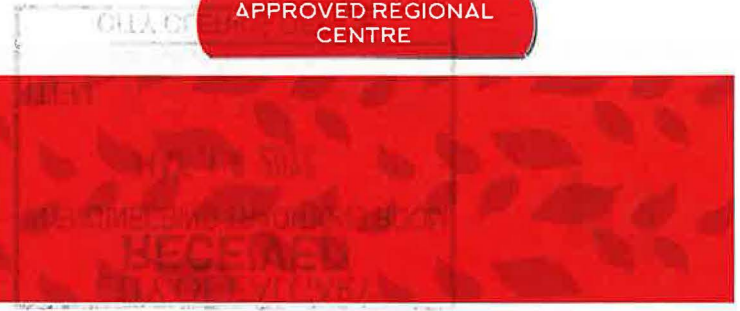
**Current Refusal Recommendation by Administration**



**February Hybrid Option - Full Northeast Area as Industrial/Employment and South/West of the Coulee as Residential**

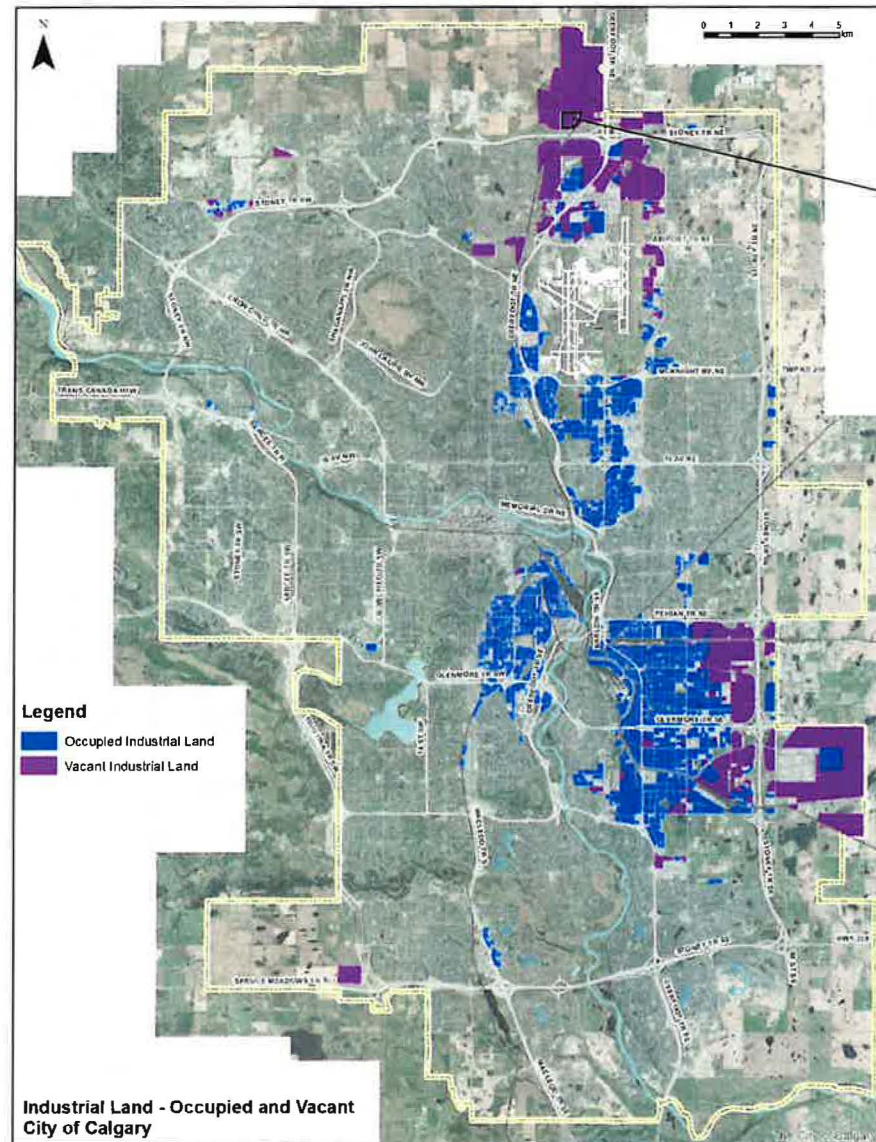


APPROVED REGIONAL CENTRE

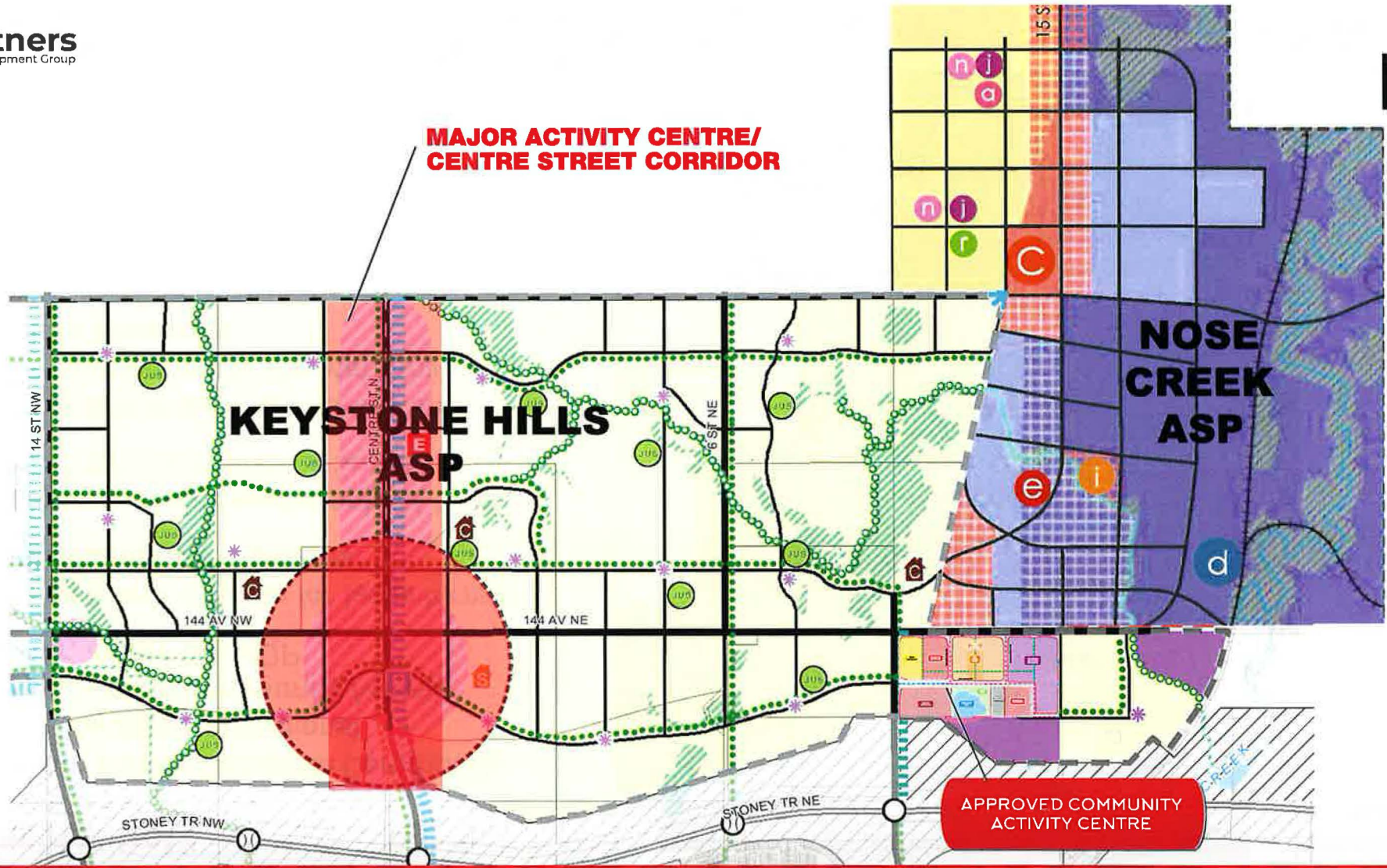


## Why should these lands be changed from Industrial to Residential?

- Create a more Complete Community with the adjacent Regional Employment/Community Activity Centr, as per the MDP
- Lands aren't suitable for large format distribution/logistics uses
- Proposal would remove only 24 ha of land from the Industrial Supply
- Lands are on an entranceway and directly adjacent to the Mattamy Rotary Greenway



Subject Site



# KEYSTONE/NOSE CREEK AREA STRUCTURE PLANS

**SUPPLEMENTAL SLIDES  
ITEM 8.2.1**



# WHAT ARE NEF CONTOURS?

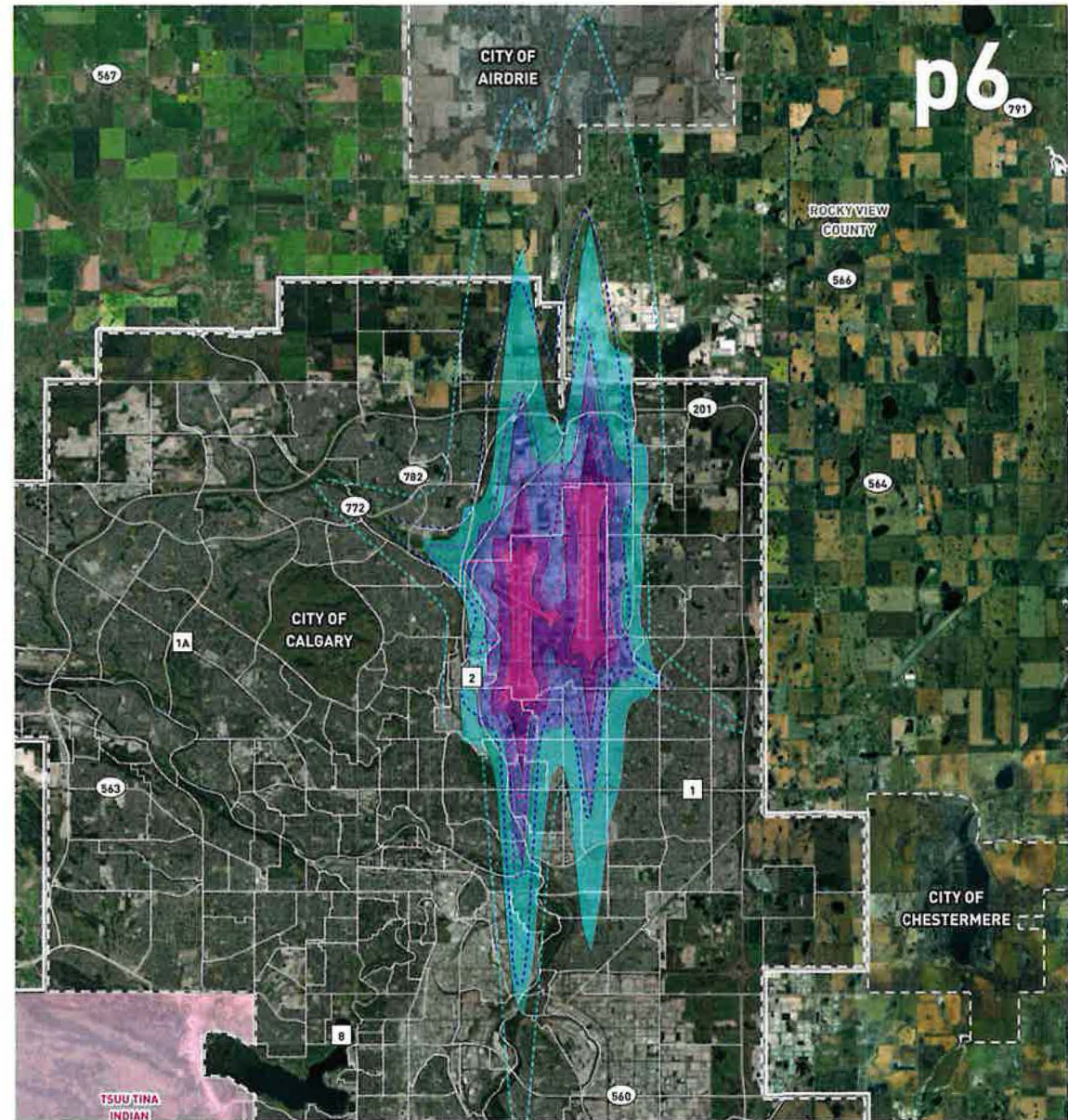
NOISE EXPOSURE FORECAST (NEF) CONTOURS means contours produced by Transport Canada to provide a summation of noise from all aircraft types operating at an airport based on actual or forecast aircraft movements by runways and the time of day or night the event occurs.

In August 2021, changes were approved to the Airport Vicinity Protection Area and included:

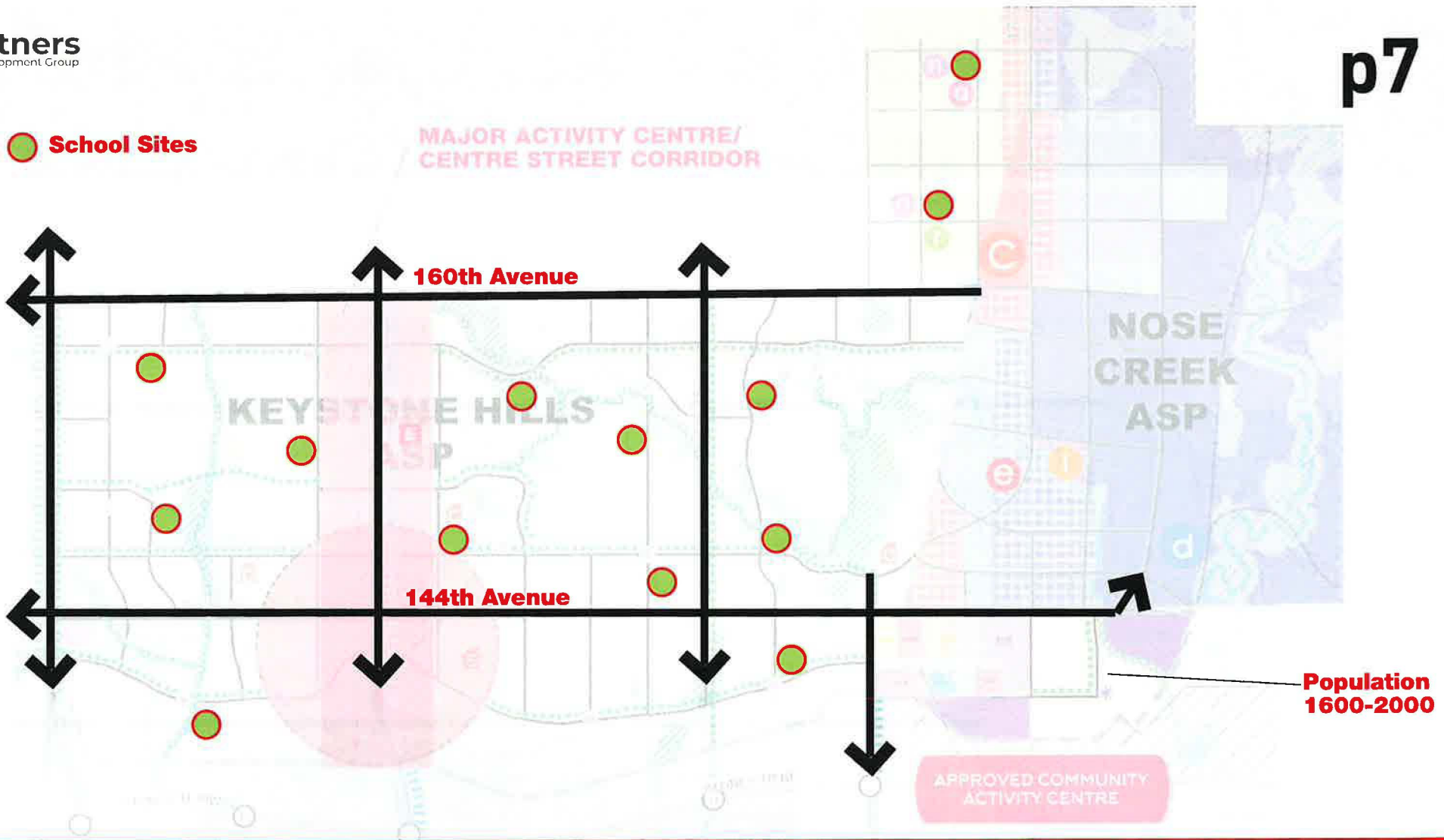
- Noise Exposure Forecast Contour Areas that apply to parcels of land in Calgary
- This includes **an exception provision for 55 parcels to maintain lower contour NEF use restrictions when the changes moved properties to a higher level of restriction.**

The subject lands NEF levels were modified and **now provide opportunity for residential development with a small area still restricted to non residential uses.**

Old NEF Contours - DB Level	New NEF Contours - DB Level
--- ≤25	≤25
--- ≤30	≤30
--- ≤35	≤35
--- ≤40	≤40

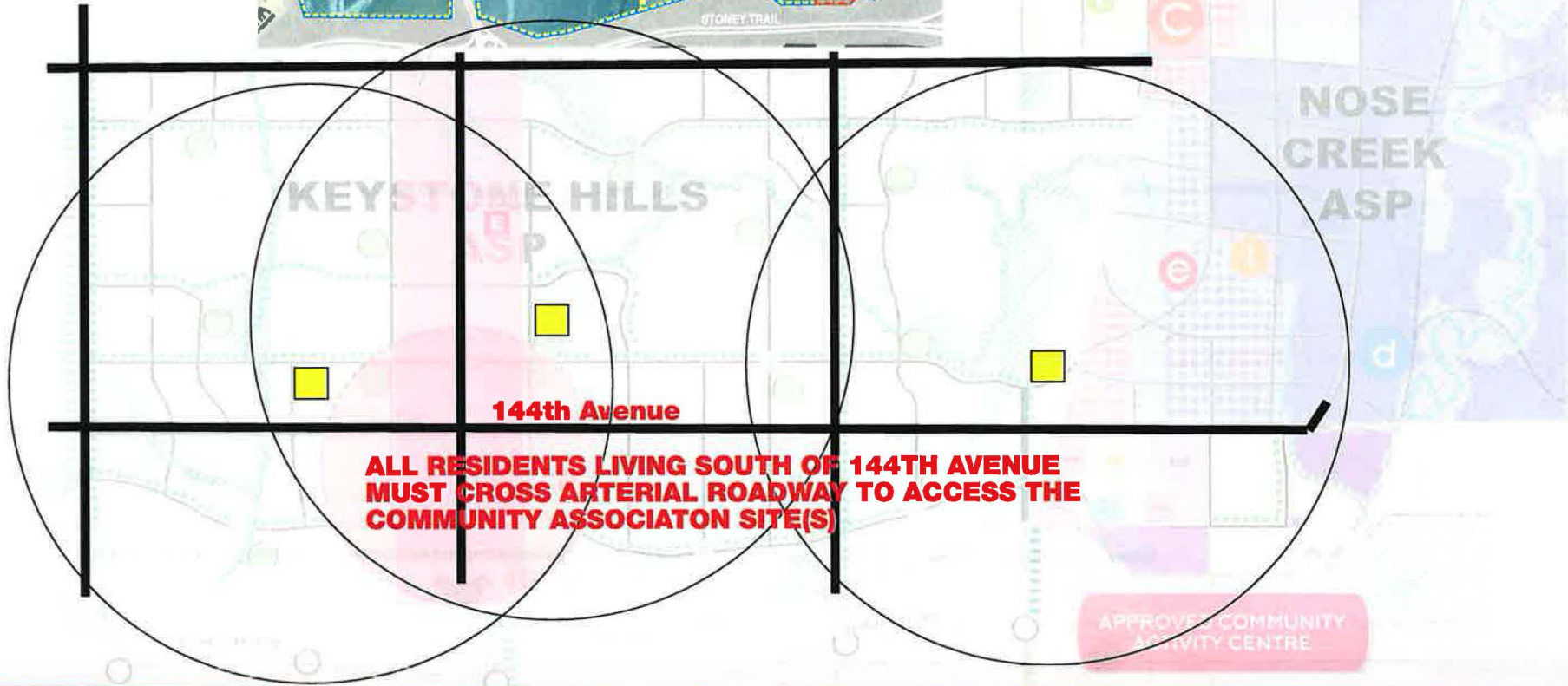


 **School Sites**



# SCHOOL SITES

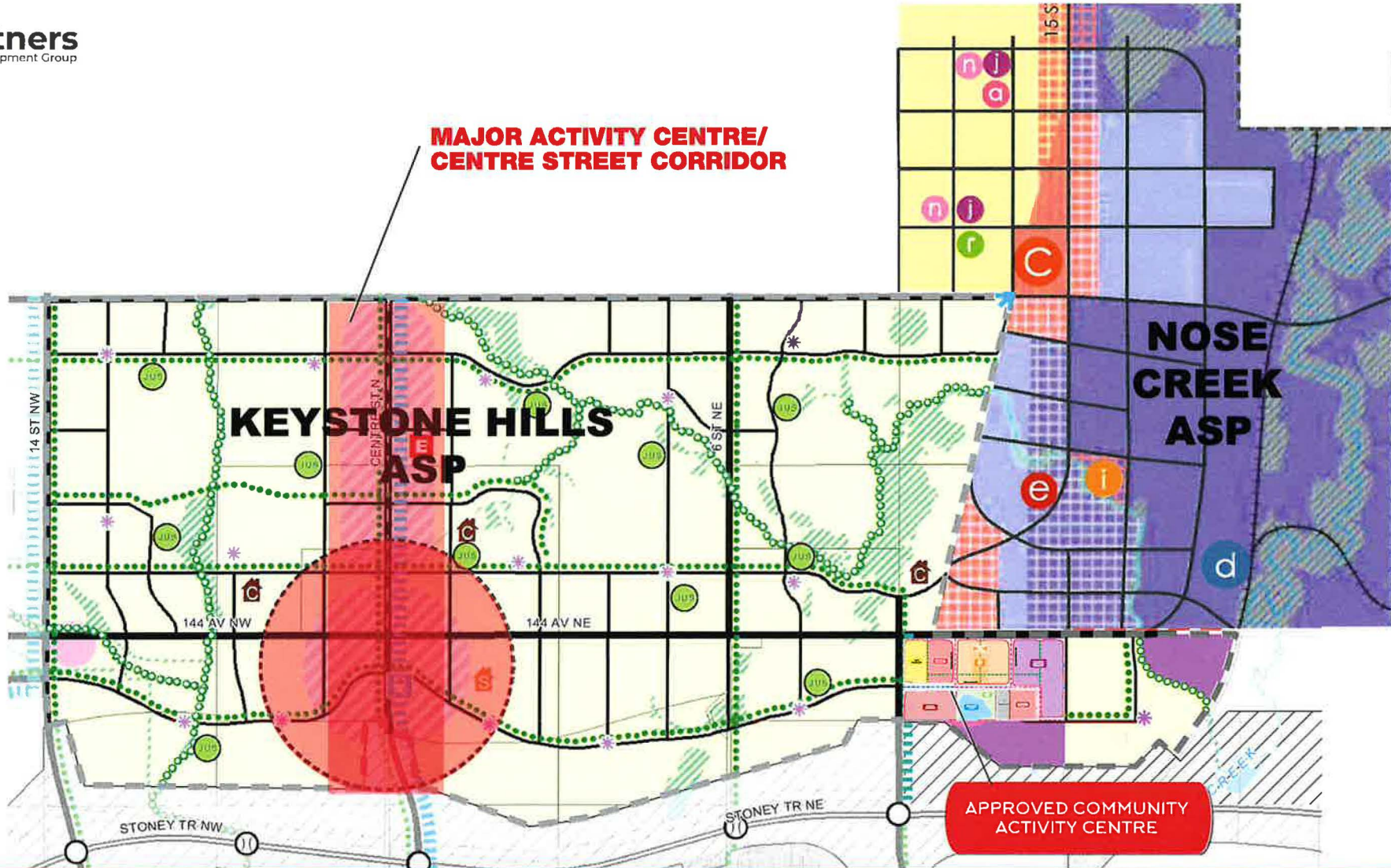
 **CA Sites**



**144th Avenue**  
**ALL RESIDENTS LIVING SOUTH OF 144TH AVENUE  
MUST CROSS ARTERIAL ROADWAY TO ACCESS THE  
COMMUNITY ASSOCIATION SITE(S)**

# COMMUNITY ASSOCIATION SITES





# KEYSTONE/NOSE CREEK AREA STRUCTURE PLANS